



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

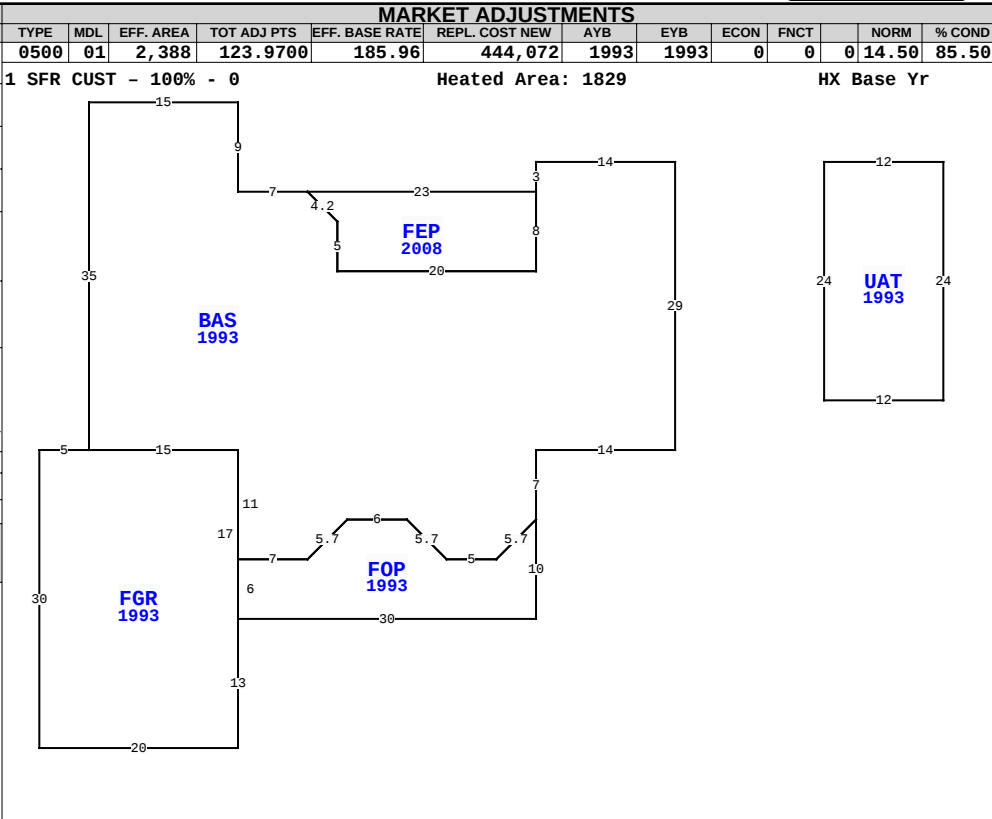
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100	1,829	290,803
FEP	165	80	132	20,988
FGR	600	55	330	52,469
FOP	228	30	68	10,811
UAT	288	10	29	4,611

TOTALS	3,110		2,388	379,682
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	46	16	736.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	116.00	SF	10.00	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0855	CONC PAVER	0 100	0	0	339.00	SF	10.00	
5	0479	VF PICKET	0 100	0	0	90.00	LF	10.00	
6	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	
7	0820	WOOD WALK	0 100	16	3	48.00	SF	11.75	
8	1242	WD DECK A	0 100	0	0	400.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100	0006	R-1	0.00	0.00	



BLD DATE	03/20/2014	KK	LGL DATE	
XF DATE			LAND DATE	08/01/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF															15,687
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE
1	0855	CONC PAVER	0 100	46	16	736.00	SF	10.00	10.00	100	2013	2013	3	94	6,918
2	0855	CONC PAVER	0 100	0	0	116.00	SF	10.00	10.00	100	2013	2013	3	94	1,090
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590
4	0855	CONC PAVER	0 100	0	0	339.00	SF	10.00	10.00	100	2007	2007	3	88	2,983
5	0479	VF PICKET	0 100	0	0	90.00	LF	10.00	10.00	100	2007	2007	3	72	648
6	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	72	432
7	0820	WOOD WALK	0 100	16	3	48.00	SF	11.75	11.75	100	1999	1999	3	40	226
8	1242	WD DECK A	0 100	0	0	400.00	SF	10.00	10.00	100	1999	1999	3	20	800

TOTAL OB/XF															15,687
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 2	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										379,682	
TOTAL LAND VALUE - MARKET										15,687	
TOTAL MARKET VALUE										225,000	
SOH/AGL Deduction										388,555	
ASSESSED VALUE										231,814	
TOTAL EXEMPTION VALUE										HX HB WX	
BASE TAXABLE VALUE										55,000	
TOTAL JUST VALUE										176,814	
NCON VALUE										620,369	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										603,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080234	REPAIR/RRF	12,000	02/15/2008
20071039	XFOB	2,000	06/11/2007
990667	XFOB	2,000	06/15/1999
B8659	REMODEL	850	11/02/1994
7464	NEW CONSTR	85,715	12/16/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2724/1486	7/08/2024	LE	U	I	11	100			
GRANTOR:HOWAT MARY ANN									
GRANTEE:MCGUINNES JULIET A									
0707/1896	6/24/1994	WD	Q	I		148,000			
GRANTOR:TOVAR MICHAEL F & FLO									
GRANTEE:HOWAT ROBERT B & MA									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 S3 FEP=[YR=2008] W23 D3 R3 S5 E20 N8\$ S8 W20 N5 L3 U3 W7 N9 W15 S35 FGR=[YR=1993] W5 S30 E20 N13 FOP=[YR=1993] E30 N10 L4 D4 W5 L4 U4 W6 L4 D4 W7 S6\$ N17 W15\$ E15 S11 E7 U4 R4 E6 D4 R4 E5 U4 R4 N7 E14 N29\$ PTR=E15 UAT 1993=E12 S24 W12 N24\$ W15\$.									